



MARK H. UFFER
Executive Director

JOHN E. NOWAK
Redevelopment Administrator

COUNTY OF SAN BERNARDINO

Redevelopment Agency

215 North "D" Street, Suite 301
San Bernardino, CA 92415-0121
(909) 381-7977 Fax (909) 388-4399

BOARD OF SUPERVISORS

Bill Postmus, Chair *First District*
Paul Biane, Vice Chair *Second District*
Dennis Hansberger *Third District*
Gary C. Ovitt *Fourth District*
Josie Gonzales *Fifth District*

17 May 2005

Dear Property Owner:

In response to inquiries of property owners in the area, the County of San Bernardino Redevelopment Agency ("Agency") has approved a program through which the Agency may purchase property along Iris Drive and Rosemary Drive east of Calabash Avenue from property owners who offer to sell their property to the Agency. This program was established at the request of some property owners who have indicated a desire that the Agency purchase their property.

Any offer to sell must be strictly voluntary on the part of the property owner. The Agency is merely responding to the requests of property owners in the area. Any Agency purchase will be conditioned on at least the following:

- The property must be owner-occupied as of the time the Agency's program was adopted on May 10, 2005, and the owner will waive relocation benefits;
- The Agency and property owner(s) can agree on a price for the property;
- The Agency has sufficient funds available for the purchase;
- Title conditions to the property are acceptable to the Agency; and
- The Agency will not pay for any real estate or brokerage commissions.

If you are interested in offering your property to the Agency, please complete the attached form, have **all** property owners of record sign the form, and mail it to the Agency. You will then be contacted by the Agency indicating receipt of your offer to sell before being contacted by a licensed appraiser hired by the County's Real Estate Services Department to conduct an appraisal of your property. If a price is agreed on by both the owner and the Agency, escrow will be opened for a time period mutually agreed to. The Agency will pay all related escrow costs. All mortgages and outstanding liens must be paid in full at or before the close of escrow.

If you have any questions about this program, please contact John Nowak at 909.381.7983 or e-mail at jnowak@rda.sbcounty.gov.

Thank you.

Respectfully,

John E. Nowak
Redevelopment Administrator

Attachments

IRIS DRIVE / ROSEMARY DRIVE
INTEREST IN THE VOLUNTARY SALE OF PROPERTY

We, the undersigned property owners, are interested in pursuing an offer to voluntarily sell to the County of San Bernardino Redevelopment Agency the following property:

(1) **Property Address:** _____

(2) **Assessor Parcel Number:** _____
(Found on your property tax bill)

(3) **Property Owners of Record:** (list all owners on the Deed)

(4) **Mailing address for property owner, if different from property address:**

(5) **Phone numbers where property owner can be reached:**

Day time phone: _____ Night time phone: _____

(6) **Is there an outstanding mortgage on the property:** Yes ____ No ____

Please initial next to each of the following statements as evidence that you have read and agree to the accuracy of the statement as it applies to you.

A. I am interested in making a voluntary offer for the sale of real property known as
_____. Initials ____
(Street Address)

B. I understand that the Redevelopment Agency's agreement to purchase my property is contingent upon the availability of adequate Agency funding and mutual agreement on the purchase price.
Initials ____

C. I occupy my property and do not lease or rent it out to anyone.
Initials ____

Property Address:_____

D. I understand that my property is not targeted for redevelopment and I waive any and all rights to relocation assistance. Initials _____

E. I understand that any and all liens, mortgages and encumbrances must be cleared during escrow. Initials _____

F. I have not used the services of any real estate broker or agent, and understand that if any commissions are claimed, I will pay them from the purchase price. Initials _____

By signing below you warrant that you are the owner of the property list above and that you have read, understand, and accept the terms and conditions relating to discussions with the Agency for the possible purchase of your property.

Date: _____

Homeowner's Signature

Date: _____

Homeowner's Signature

Sign and mail to:

County of San Bernardino Redevelopment Agency
Attention: John E. Nowak
215 North "D" Street, Suite 301
San Bernardino, California 92415-0121